

**MASTER IN EQUITY'S
NOTICE OF SALE**
2011-CP-02-00847

BY VIRTUE of a decree heretofore granted in the case of: JPMorgan Chase Bank, National Association vs. Jillian M. Casey, I, the undersigned M. Anderson Griffith, Master in Equity for Aiken County, will sell on Monday, October 7, 2013, at 11:00 a.m., at the County Courthouse, 109 Park Avenue SE, Aiken, South Carolina, to the highest bidder:

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the City of North Augusta, County of Aiken, State of South Carolina, being shown and designated as LOT SIX (6), PHASE II, PARCEL B, SECTION III HAMMOND HILL VILLAS, as shown on a subdivision plat prepared by W.R. Toole Engineers dated August 26, 1987, recorded in Plat Book 18, at page 203, said lot and improvements are more recently shown on individual plat prepared by Toole Surveying Company dated July 6, 1987, recorded in Misc. Book 490 at page 140. Reference is hereby made to said plats for a more complete and accurate description as to the metes, bounds and exact location of the within described property.

This is the identical premises conveyed to Jillian M. Casey and Linda S. Casey by deed of Jeffery Scott recorded in the Office of the RMC for Aiken County, South Carolina in Record Book 4132 at page 2478. Thereafter, Linda Slagle Casey conveyed her interest in said property to Jillian Melissa Casey by Deed dated March 29, 2011 and recorded April 6, 2011 in Book 4352 at Page 1775.

TMS No. 006-17-06-052

Property address: 6 Mockingbird Lane, North Augusta, SC 29841

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 20 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 5.875 per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions

of record.

The sale or any resale will not be held unless the Plaintiff or its attorney's bidding agent is present and enters the Plaintiff's bid at the sale or has advised the Master in Equity's office of its bidding instructions. In the event a sale is held without the Plaintiff or its Attorney's bidding agent entering its bid, the sale shall be null and void.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

Scott Law Firm, P.A.
Attorney for Plaintiff


M. Anderson Griffith
Master in Equity for Aiken County